182.0	0006	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	825,300	/	825,300
USE VALUE:	825,300	/	825,300
ASSESSED:	825,300	/	825,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IRIZARRY GILBERT
Owner 2:	BUITRAGO MARIA C
Owner 3:	
Street 1:	42 STANDISH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DURNING TIMOTHY A--ETAL -
Owner 2:	WAGNER BARBARA C -
Street 1:	42 STANDISH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,894 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 1998 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7894.000	360,900	4,600	459,800	825,300
Total Card	0.181	360,900	4,600	459,800	825,300
Total Parcel	0.181	360,900	4,600	459,800	825,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.06 | /Parcel: 413.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 123388
GIS Ref:
GIS Ref:
Insp Date: 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0006-0005.0

!14268!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,900	4600	7,894.	459,800	825,300	825,300	Year End Roll	12/18/2019
2019	101	FV	264,600	4600	7,894.	459,800	729,000	729,000	Year End Roll	1/3/2019
2018	101	FV	263,800	4600	7,894.	387,500	655,900	655,900	Year End Roll	12/20/2017
2017	101	FV	189,600	4600	7,894.	354,700	548,900	548,900	Year End Roll	1/3/2017
2016	101	FV	189,600	4600	7,894.	302,100	496,300	496,300	Year End	1/4/2016
2015	101	FV	178,100	4600	7,894.	262,700	445,400	445,400	Year End Roll	12/11/2014
2014	101	FV	178,100	4600	7,894.	243,000	425,700	425,700	Year End Roll	12/16/2013
2013	101	FV	178,100	4600	7,894.	231,200	413,900	413,900		12/13/2012

PRINT

Date	Time
12/11/20	04:08:01

LAST REV

Date	Time
06/19/18	12:45:41

mmcmakin

USER DEFINED

Prior Id # 1:	123388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURNING TIMOTHY	35482-413		5/16/2002		368,000	No	No		
	17938-142		3/1/1987		188,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2017	78	Addition	150,000	O				add second level
9/28/2007	869	Sun Room	14,600			G9	GR FY09	close in existing
5/6/2003	337	Re-Roof	4,550					

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	BS	Barbara S
3/6/2009	Inspected	189	PATRIOT
10/17/2008	Measured	197	PATRIOT
9/9/2002	MLS	MM	Mary M
3/2/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7894		Sq. Ft.	Site		0	70.	0.83	7									459,774						459,800	

Total AC/HA:	0.18122	Total SF/SM:	7894	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	459,774	Spl Credit		Total: 459,800

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29102564
Const Adj.:	0.99989998
Adj $ / SQ:	174.271
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443415
Depreciation:	82475
Depreciated Total:	360940

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

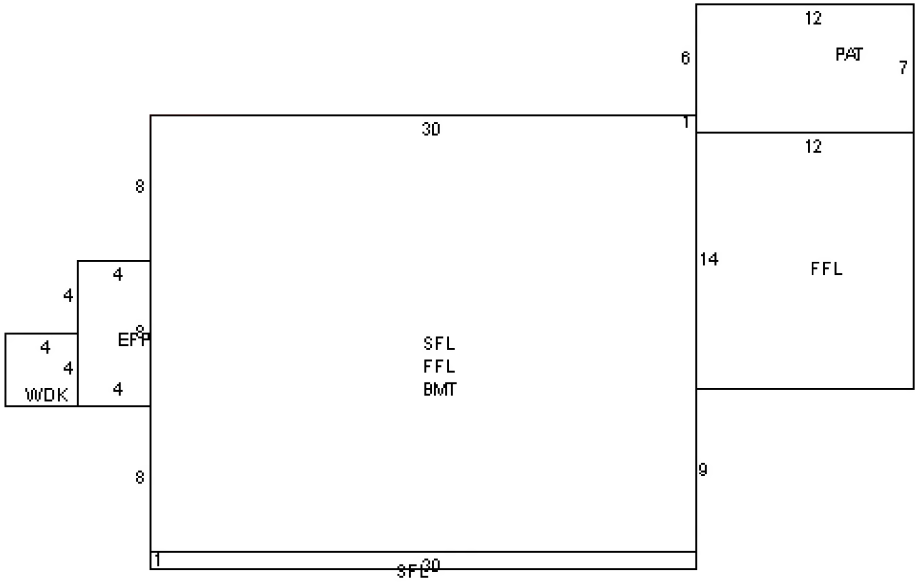
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.27
Special Features:	0	Val/Su Net:	144.94
Final Total:	360900	Val/Su SzAd	220.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	174.270	154,753
SFL	Second Floor	750	174.270	130,703
BMT	Basement	720	69.270	49,876
PAT	Patio	84	6.000	504
EFP	Enclos Porch	32	72.590	2,323
WDK	Deck	16	16.000	256

Net Sketched Area:	2,490			Total:	338,415
Size Ad	1638	Gross Are	2490	FinArea	1998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X22	A	AV	1951	23.74	T	40	101			4,100			4,100
A2	WOOD SHD	A	Y	1	8X12	A	AV	1951	8.08	T	40	101			500			500

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600

IMAGE

AssessPro Patriot Properties, Inc